

REQUEST FOR QUALIFICATIONS FOR LEGAL SERVICES FOR THE CITY OF RENO RENO RAIL TRANSPORTATION CORRIDOR PROJECT

Introduction and Background:

The Reno City Attorney's Office is issuing a Request for Qualifications (RFQ) to law firms to provide legal services related to the acquisition of property for the Reno Rail Transportation Corridor ("ReTRAC") Project.

The ReTRAC Project is a below grade/rail transportation corridor and related facilities to be located generally below the existing Union Pacific railroad grade in the central portion of the City of Reno where it will reach a center depth of approximately 33 feet. The proposed corridor will be approximately 2.3 miles long and will be located primarily within Union Pacific's existing (54-foot minimum) right-of-way between West Second and Sutro Streets. The ReTRAC Project will consist of two mainline tracks, constructed to standards permitting maximum train speeds of 60 miles per hour, an access road adjacent to and on the south side of the tracks within the below grade corridor, and the reconstruction of 11 street crossings built as street "bridges" across the top of the depressed trench.

There will be no turnouts or connections to other tracks within the project area except for the Reno Branch Connection Track. Prior to severing UP's existing mainline tracks for construction of the trench portion of the ReTRAC Project, a shoo-fly track to serve as a temporary bypass route for trains during the construction shall be constructed adjacent to the existing mainline tracks.

Once construction is complete, the City of Reno will own Union Pacific's current right-of-way along the 2.3 mile corridor.

The firm(s) selected would be placed on a "short list" and would be contacted, as needed, to submit proposals for specific projects as those projects are ready to be implemented.

Scope of Services:

The services to be furnished pursuant to this request will include, but are not limited to, the following:

1. Serve as special counsel to the City in the acquisition of property for the ReTRAC Project.
2. Engage in negotiations with private and other public property owners for purchase of designated real estate parcels;
3. Represent the City in condemnation proceedings to acquire property for the ReTRAC Project.

Proposal Criteria:

Responses to this Request for Qualifications must include, at a minimum, the following information:

1. Statement of Qualifications

Experience of Firm - Provide a summary statement of the firm's experience with similar related projects during the past four years and transactions and a list of clients for which the firm has provided these services and the dates such services were provided.

Experience/Qualifications of Assigned Professional(s) - Provide a resume for the individual employees who may be assigned to this project and designate who will have primary responsibility for this assignment. Also indicate the specific role the proposed individual(s) had in the above referenced transactions.

2. Current Assignments

Provide a statement concerning your firm's ability to devote sufficient time and resources to this type of work in relation to existing assignments the firm and the above-named individual(s) are currently involved with or will become involved with over the next two years (through December 31, 2004).

3. Disclosure of Potential Conflict of Interest

Provide a statement regarding any potential conflict of interest issues the firm or attorney(s) assigned to this project might have or encounter.

4. Proposed Fee/Expenses

If based on an hourly rate, provide the hourly rates to be charged for each individual to this project.

Provide an explanation if fees will be calculated on any other basis. Itemize the type and estimate the amount of expenses for which your firm would seek reimbursement.

It is anticipated that a maximum not to be exceeded amount will be established for these services.

Proposal Evaluation:

Proposals for legal services will be evaluated based on the following criteria:

- Expertise of firm in the areas of real estate practice and condemnation;
- Experience of the firm with condemnation cases;
- Expertise of firm with representation of municipal and public entities in eminent domain proceedings;
- Expertise of assigned personnel and experience with similar assignments;
- Cost of services in relation to scope;
- Responsiveness to the Request for Qualifications;

The City of Reno reserves the right to establish further criteria for evaluation of proposals, to require additional submissions, to waive any informalities in submissions, to reject any or all submissions and to negotiate with successful proposers.

Qualification Response Deadlines:

Three (3) copies of your qualifications must be received in the by 4:00 p.m. Pacific Standard Time on September 15, 2002. Proposals should be mailed or delivered to:

Jonathan D. Shipman
City of Reno
P.O. Box 1900
Reno, NV 89509-1900

Inquiries:

Please direct all inquiries concerning this Request for Qualifications in writing to:

Brent Boyer
City of Reno
P.O. Box 1900
Reno, NV 89509
(775) 334-3812